138.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,300 / 887,300
					USE VALUE:	887,300 / 887,300
					ASSESSED:	887,300 / 887,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOR PAUL A
Owner 2:	CONNOR KATHERINE M
Owner 3:	
Street 1:	201 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,875 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8875.000	269,700		617,600	887,300
Total Card	0.204	269,700		617,600	887,300
Total Parcel	0.204	269,700		617,600	887,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.41 | /Parcel: 412.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,600	0	8,875.	617,600	887,200	887,200	Year End Roll	12/18/2019
2019	101	FV	222,900	0	8,875.	651,900	874,800	874,800	Year End Roll	1/3/2019
2018	101	FV	222,900	0	8,875.	480,400	703,300	703,300	Year End Roll	12/20/2017
2017	101	FV	222,900	0	8,875.	459,800	682,700	682,700	Year End Roll	1/3/2017
2016	101	FV	222,900	0	8,875.	425,500	648,400	648,400	Year End	1/4/2016
2015	101	FV	208,800	0	8,875.	356,900	565,700	565,700	Year End Roll	12/11/2014
2014	101	FV	229,700	0	8,875.	348,600	578,300	578,300	Year End Roll	12/16/2013
2013	101	FV	229,700	0	8,875.	332,100	561,800	561,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOR PAUL/ETA	23528-527		8/12/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/1993	364		40,000					2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	OWNR INFO	JO	Jenny O
2/11/2014	Meas/Inspect	PC	PHIL C
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
10/11/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8875		Sq. Ft.	Site		0	90.	0.77	10									617,625						617,600	

Total AC/HA: 0.20374 | Total SF/SM: 8875 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 617,625 | Spl Credit | Total: 617,600

User Acct

88265

GIS Ref

GIS Ref

Insp Date

02/11/14

!10648!

PRINT

Date	Time
12/11/20	00:56:03

LAST REV

Date	Time
10/02/19	10:32:36

jorourke

PAT ACCT. 10648

USER DEFINED

Prior Id # 1:	88265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13803160
Const Adj.:	1.00500000
Adj $ / SQ:	120.091
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390801
Depreciation:	121148
Depreciated Total:	269653

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

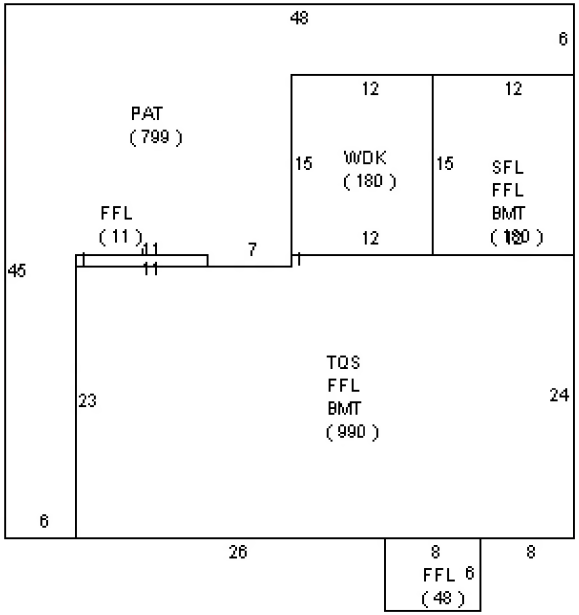
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.09
Special Features:	0	Val/Su Net:	62.71
Final Total:	269700	Val/Su SzAd	125.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,229	120.090	147,592
BMT	Basement	1,170	36.030	42,152
PAT	Patio	799	2.730	2,184
TQS	3/4 Story	743	120.090	89,167
SFL	Second Floor	180	120.090	21,616
WDK	Deck	180	11.610	2,090
	Net Sketched Area:	4,301	Total:	304,801
Size Ad	2151.5	Gross Are	4548	FinArea 2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc